

Boulevard Planning Group
Minutes/Summary, December 1, 2011
Boulevard Fire and Rescue Training Room, 39919 Highway 94/Ribbonwood

1. **Call to Order:** 7:18 PM

2. **Determination of Quorum/Roll Call:**

Members Present: Tammy Daubach, Audra Hall, Donna Tisdale(Chair) and Rett Lawrence, Jeffrey McKernan and Chris Noland.

Members Absent: Patricia Stuart (Excused)

3. **Approval of Minutes:**

- March 2011 minutes/summary – approved M/S Jeff McKernan/Chris Noland: 6-0-0 Passed
- August 2011 minutes /summary– approved M/S Jeff McKernan/Chris Noland: 6-0-0 Passed
- October 2011 minutes/summary -approved M/S Jeff McKernan/Chris Noland: 6-0-0 Passed
- November 2011 minutes/summary approval deferred until January Meeting

4. **Correspondence:**

- A. Chair reported receipt of resignation letter from Patricia Stuart (seat # 2) and her comments stating lack of necessary time to properly address planning group business / need to focus on personal/family priorities.

5. **New Business:**

A. **County Treasurer Tax Collector, Dan McAllister, Re-Invited to Address Property Value Impacts Related to Large Scale Wind, Solar Projects;**

- Late notice of no show/ conflict with schedule – He may or may not come to the December Meeting

B. **BLM's Southcoast Draft Resource Management Plan (RMP) & EIR (Greg Hill) :**

- There are several Boulevard/East County area parcels included in this draft and if you have concerns you should submit those prior to the deadline.

C. **Tule Wind Major Use Permit 3300 09-019, General Plan Amendment 3800 11-001, Log NO. 09-021-002:**

- GPA proposes 18 changes to the Boulevard Community Plan to facilitate a streamline completion of their project. County hearings are expected to be in January or February. 12 turbines, one 5 acre substation, one 5 acre maintenance building, 4 miles of double circuit 138 KV line, and new access road from Ribbonwood . Copies of the GPA were handed out by the Chair.
- Changes to the community plan include:
- Community Character: Policy LU 1.1: Plan language strikeout by County: "industrial scale structures(above two stories), facilities and projects that are often built to provide services to those in urban areas"...
- Policy LU 1.1.1: New language added by County: "Renewable Energy projects such as solar and wind projects are 'not industrial-scale projects or facilities for the purpose of this Community Plan'".
- Policy LU 1.1.2 & LU 1.1.3: County changed 'require' to 'encourage' development to respectfully incorporate existing topography and land form...
- Policy LU-1. 2 & LU 1.2.2: County changed "industrial"-scale to "large"-scale energy generation and transmission projects are often proposed in rural and low income areas.
- Policy LU1.2.2: County strikeout of "...and industrial scale energy generation and transmission projects" AND County addition of "Renewable energy projects, such as wind and solar projects, are not 'regional infrastructure or public facilities' for the purpose of this policy."

- Commercial and Industrial PolicyLU6.1: County added language: "*..and large scale energy generation projects...*" AND strikeout of "*property values*" in regards to adverse impacts to community character, rural resources and overall quality of life and more...
- They crossed out rural community character, charm, quiet ambiance lifestyle, natural lifestyle, dark skies of Blvd. They crossed out "require" and added encourage commercial and industrial development to create and maintain adequate buffers and they took out a whole section to prohibiting commercial and industrial development with unmitigatable impacts to the Boulevard.
- County staff has now totally removed (strikeout) the highlighted box sections they had previously allowed us to include regarding adverse health effects, and property value impacts, with citations and references, that were approved as part of the General Plan Update by the Board of Supervisors in August 2011.
- Iberdrola agreed that Tule Wind is not a base-load power plant, like gas or coal fired power plant, that will generate intermittent energy. The Chair had pointed out that there is a difference in the definition of energy and power based on the intermittent availability of the energy/power.
- Jeff McKernan read the definition of Industry – Any large scale business activity one used for profit. A comment was made that if they are claiming that Tule Wind is a "CIVIC" use, and therefore not an industrial project, then they should not be able to flip it or sell it for profit down the road.
- The Chair reported she was invited to a meeting with Jim Whalen and Supervisor Diane Jacob's office to go over our community's mitigation requests.
- Dennis Berglund, an Electrical Engineer, reported that a new group has been organized called "The Citizens Engineering and Technical Advisory Company". They will be working with UCAN and will be monitoring SGD&E's local projects for voltage level violations and other compliance issues.

M/S Hall/ Lawrence – Approve Chair to revise previous comments opposing Tule Wind MUP and GPA and to include additional comments, concerns, and items discussed. Oppose all revisions to our community plan. Go on record that turbines are not a civic use. They are commercial industrial energy projects. Specify definition small vs. large turbines. Passed 6-0-0

- D. Joint PUC/BLM Final EIR.EIS for Iberdrola's 201 MW Tule Wind, SDG&E's 85 Acre Eco Substation and Sempra's Cross Border Gen-Tie Line for Energia Sierra Juarez Wind:**
- Still waiting for a decision.
- E. County Revised Wind Energy Ordinance and Plan Amendment Draft EIR (Matt Schneider, Mindy Fogg and Joe Farace from the county staff were present):**
- The Chair read the Waubra Foundation's Explicit Cautionary Notice For Those Responsible For Making Wind Turbine Siting Decisions (June 29, 2011¹) into the meeting record, and in the presence of County staff, putting them on formal advance Notice that the County can and should be held liable for adverse effects / impacts generated by approved wind turbine projects.
 - Staff gave an overview of the revised ordinance and plan amendment.
 - Small turbine less than 50KV are limited to 80ft at the 12 o'clock position and prohibited on ridges.
 - Large turbines are over 50 KV and require Major Use Permit (MUP).
 - Minimum set back of 101% of the height of turbine.

¹ Waubra Foundations Explicit Cautionary Notice: <http://media.crikey.com.au/wp-content/uploads/2011/07/caution.pdf>

- Must comply with the noise ordinance requirements – pre-construction and with sensitive receptors.
- There was an active discussion on proposed changes and general wind energy controversy.
- Staff said most critical comments should relate to compliance with “CEQA”
- Send to Adam Wilson in Supervisor Jacob's office , and to designated staff for other County Supervisors to alert them to issues/concerns.

M/S Rett Lawrence/Jeff McKernan: Approve draft resolution content (in opposition) with recommended changes; Allow Chair to add additional amendments, supplements, and member comments; incorporate by reference the comment letter submitted by Backcountry Against Dumps and The Protect Our Communities Foundation (on Wind Energy Ordinance & Plan Amend): Approved 6-0-0

6. Updates and Potential Action Items:

A. SDG&E Community Update:

- Construction will be stopped in certain areas due to nesting season 12-2-11. Low impact construction in other areas like stringing wire. If work extension is not approved they will continue in July.
- Cameron was asked who the eagle experts were. He will check and get back to us.
- Community members noted that Golden Eagles have historically nested in the Bankhead Springs area on both sides of Historic Route 80.
- Cameron Truck Trail: 3 trees were cut with approval by a certified Arborist
- They do agree that they have to fix all roads/ impacts. Cameron will check on the road complaints which were raised.
- Cameron will bring a list of the mitigation land purchased by SDG&E: over 9 thousand acres.
- Jewel Valley Road. There will be 1 mile of underground 12KV cable as part of the fire hardening.
- Cameron promise to provide the long-awaited list of the poles that have been and will be changed out.
- Questions were asked about the need for a NEW distribution line being 'tested' on Lansing Property and what the approval process would be for new lines for Jewel Valley Wind on Lansing's land.
- Cameron promised to find and provide answers at the next meeting regarding undergrounding of lines in addition to how close, and how many, Tule Wind turbines were proposed adjacent to the Sunrise Powerlink .
- The Chair remarked that some utilities want a 1,500' setback between turbines and power lines.
- Cameron will get information on the Smart meters and how they affect the cell towers and in home internet reception. He will provide information on permit and the range when installed etc...

B. SDG&E's 2 Billion Sunrise Powerlink Update:

- See above

C. Sempra's Energia Sierra Juarez Wind & Cross Border Gen-Tie Line:

- No update at this time.

D. Rough Acres Ranch- 3 Pending MUP Permits/Applications: (Jim Whalen)

- Nothing new at this time.

E. Rugged Solar/LanWest/LanEast/Tierra Del Sol Soitec/Concentrix Solar Project Proposals:

- The county has not yet responded regarding technical studies.

- The Chair reported that the CPUC approved all of SDG&E/ SOITEC Power Purchase Agreements for Boulevard projects.
- Tierra Del Sol Solar project will be submitted to DPLU soon.
- When asked if the Williamson Act contract will affect the project, Whalen said that they have Winston & Stawn (San Francisco) attorneys looking into the title and have not found any problem yet.

F. Desert Conservation Renewable Energy Plan:

- No update at this time.

G. Solar Project Proposed at Clover Flat Elementary:

- No update at this time.

H. Campo Nation/Invenergy/SDG&E's 160-250 MW Shu'Luuk Wind Project:

- No update at this time.

I. Enel's 158 MW Jewel Valley Wind & 10MW Solar:

- No update at this time.

J. Brucci Meteorological Test Tower Appeal:

- No update at this time.

K. New \$29 Million Boulevard Border Patrol Station (Troy Hunt & Henry Sol):

- Thank you issued to the citizens who report what they see: 32 tons of marijuana was confiscated in a newly discovered tunnel, which makes the 4th tunnel this year.
- The La Posta BP station will not be moving / co-locating to the new Boulevard station location.
- There is no agreement with the Navy for the seals to take over the facility--as rumored.
- The new Boulevard station will include an indoor firing range for qualifying purposes only.
- Public comments were made about opportunities to target shoot and many of our areas being taken away. Those comments were directed to the BLM that has closed public shooting areas.
- New Boulevard station structure will be up this summer with expected completion by January 2013

L. Verizon White Star MUP/Complaint to FCC & CPUC:

- Chair Tisdale attended the Planning hearing and turned in the communities complaints
- They are still probably going to approve the MUP.
- No sub carrier was listed in the permit.
- Decision was deferred.

M. Boulevard/Jacumba/La Posta Fire Safe Council:

- No December meeting.
- Do not move or sell oak wood due to the spread of Golden Spotted Oak Borer Beetle.
- Rett Lawrence received a special coin in thanks to his service at one of the fundraising events and doing all the cooking.

N. Boulevard/Jacumba Revitalization Report:

- December 6th is the next meeting at Jacumba Library
- December 8th Revitalization meeting with Dianne Jacob at Campo Community Center
- (858) 694-2705 Code Enforcement.

7. Public Comment on Non-Agenda Items:

8. Adjourned at 10:31 PM

Approved by group: _____